

McLouth Steel Superfund Site Community Advisory Group

Meeting Four

July 9, 2020

Revised Meeting Summary

The July meeting of the McLouth Steel Superfund CAG took place online as a Zoom webinar on July 9, 2020. The purposes of that meeting included:

- Update on Status of McLouth Property from MSC
- Site Updates & Public Comment
- CAG questions, concerns, and decisions on next steps

Please see Appendix A for a list of primary CAG members who were present.

Decisions Reached

- The June meeting summary was approved by the CAG without any further revisions.
- The recordings for the last four CAG meetings (April, May, June, July) have been posted on YouTube here: <https://bit.ly/3dPYdHX>

Action Items

Responsibility	Item
EPA	<ul style="list-style-type: none"> • EPA to post all meeting materials, including any (updated) slides presented and links to recorded meetings, on the CAG website: www.epa.gov/superfund/mclouth-steel • Nabil, Brian, and Diane to reach out to GLNPO (Rose Ellison) and others to present on sampling/site characterization of the Detroit River sediments and groundwater for the next meeting
CAG Members	<ul style="list-style-type: none"> • Mary Bohling will ask SeaGrant about research done by BASF on shoreline characteristics/groundwater

Future Topics for Discussion

- Process for Trenton site plan review
- Groundwater, sediments, surface water on the site
- Contaminants

Summary of Discussions

Consensus Building Institute (CBI) facilitator, Stacie Smith, welcomed everyone, explained the features of using the Zoom Webinar interface for all participants, and reviewed the meeting agenda and ground rules. Stacie then introduced the evening's presenters: Dennis Schreibeis, Director at MSC Land Company, Michael Samhat, President of MSC Land Company, and Tom Wackerman, the owner of ASTI, lead consultant on the cleanup. Slides used by the presenters can be found on the EPA McLouth Superfund website here: www.epa.gov/superfund/mclouth-steel

Meet McLouth Steel

Dennis Schreibeis provided an update on the ongoing work that is happening at the McLouth site. He noted that D21 and NextGen would be doing the majority of the demolition and asbestos abatement work, with CoGen working on cleaning out vaults and pits. He highlighted that the team overall is doing excellent work now, and that MSC is proud of what has already been done with other involved companies. He also noted that MSC had created a website for this information:

<http://formermclouth.com/>

Dennis then provided an overview of the plan for the property, the resulting contracts, and Phase 1 work that had been completed. He explained that MSC has developed a three-phase plan for the site: Phase 1 is to complete work agreed upon with Wayne County, EPA, and EGLE, Phase 2 involves maintenance and marketing, where they will be marketing the property for redevelopment, and Phase 3 will be redevelopment. He noted that they were close to finished with Phase 1.

Dennis spoke about the issue of dust identified during Phase 1, which had been previously flagged by the CAG, describing some of the measures that had been taken so far, including wetting the dust. He highlighted some options being explored for how to handle dust in the short term, such as hydroseeding, and acknowledged the need for a longer-term plan for continuous management. He also provided an update on the stove removal at the site, underlining that only two of the original five stoves remained, and that MSC was hoping to have a meeting with the State to confirm removal schemes for these two.

Michael Samhat, President of MSC Land Company, provided some introductory remarks for the CAG, reiterating pride in the process so far. He underscored that progress that had been made was exemplary particularly because of the site's "massive" size. He then thanked key players such as the City of Trenton, State of Michigan, and EPA, noting good faith through both high and low points over the last decade. Michael then clarified that the future uses for the site were still undetermined, but that great achievements and a lot of work are anticipated for the future, including accountability to the community throughout.

Brian Kelly, EPA, shared his appreciation of MSC's work to date given the scale of the project site, and recognized the benefits of the clean-up.

CAG members offered the following comments and questions (*answers in italics*).

- Will Dennis remain a point of contact with MSC and this property after Phase 1?
 - *MSC: Yes.*
- With respect to the aesthetics of the site from either side, what is the potential commitment to using natural solutions for buffers, etc.? Are you willing to research opportunities to be creative?
 - *MSC: As we get into development, we would work to find solutions that are smart, efficient, and good for the development, the community, and the environment. This is part of any project, not only to benefit the company, but also employees and the site's community. However, this will not happen immediately – we are just at the end of the beginning. In Phase 2, EPA will do its investigations, and there will be remedies as a part of that and during the construction. Discussions have started, but do not expect to see a lot of progress on this for a while, as there is a lot to get through on the site to get to the stage where we can then develop.*
- What happened to the "TRENTON" lettering?

- *MSC: It is in the shop. We are trying to hammer out dents and hope to be able to repair it.*
- Has Covid-19 caused any changes to your original plans for purchasing this site? Are there any regrets, new ideas, etc.?
 - *MSC: Covid-19 has presented challenges, but as far as the project, I don't think any major changes have happened. It has affected our business across the country, in Canada, and Mexico. However, for this site, it hasn't had a tremendous impact.*
- Can you describe what a vehicle mixing center is?
 - *MSC: Listening to past meetings, there has been concern over the word "intermodal". However, "intermodal" just means different modes of transportation. So, vehicle mixing is a potential use for the site where new vehicles would be brought to the site and then will be put on a different mode of transport and sent out. In a staging area, vehicles could come to the site and then they would leave on trucks or another way. This is so that cars bound for place X are all together wherever they need to go. This is a potential use for the site, but there is no plan to build in the next year.*
- Has or will the mill building's cement floor be removed or left in place?
 - *MSC: We are not required to remove the floor, it will stay there, but if it is causing dust, we will have to mitigate/manage this.*
 - *STI: They do have to remain in place for now as they are an engineer control that prevents exacerbation. Permeable surfaces that were there when we got there will be maintained because this is part of stormwater management and also non-exacerbation. This will be re-visited when EPA does their investigation.*
- Could you provide some thoughts about the relationship between the timing of the purchase agreement and zoning changes?
 - *MSC: From my position, the work done in the vetting process has been transparent. In contractual language for entering the RFP process, we have said our redevelopment will result in industrial use of the site. The best interest of the property, and perhaps for the city, is to see the site redeveloped. Having a piece of property situated where we do without zoning for industrial use takes us out of the running for opportunities like logistics centers, warehouses, and/or phone centers.*
- Did MSC request that the City of Trenton rezone the property? Will MSC provide the City of Trenton with a site plan prior to the Trenton Planning Commission rezoning the property?
 - *MSC: The day after we got the deed, we submitted an application to rezone the property and then asked them to hold back on processing it. We do not have an application requesting the property be re-zoned. I would say that for clarity, as I understand, a rezoning does not necessarily require a site plan. At this point, it will go through the Planning Commission and City Council.*
- Have you received any guidance about rezoning?
 - *MSC: Yes, I would say that. However, I don't want to speak on behalf of the City of Trenton. It was always indicated to us that this would be supported.*
 - *Jim Wagner: MSC was advised by legal counsel that there was no application necessary because we were in the re-zoning process, so therefore they were told there was no application that could be addressed. The city is still in the process of doing the zoning as part of a master plan. Site plan approval is a final step once the site is rezoned and MSC proposes what they plan to do. At that point, they will go to the planning commission for approval, with input from the planning commission, and then it goes to the city council for approval.*
- Was there ever a formal promise/informal guidance promise that rezoning would occur?

- *MSC: We received guidance for support of what we wanted to do with the site. We wouldn't have gotten this far without that guidance. MSC won't be speaking about zoning anymore tonight.*
- *Jim Wagner: I was deeply involved in the process previously and it was clear that it would be converted to industrial. The Planning Commission at the time made it clear that the owner should not come to the Commission until they have a specific site plan that would move forward (this happened 4-5 years ago). Also, the Wilkinson's sold 40 acres of the site that is zoned I-3, prior to the REI deal. The property we are talking about is 188 acres owned by MSC, 12 by DSC. Site plans happen after zoning. There are conversations, but the process has to go through each step.*
- When do you expect the last section of Mill Building to come down?
 - *MSC: Within the next couple of weeks because we are waiting for a couple things. We hope to have those soon. Previously, we thought we might have a celebration prior to its demolition, having folks come to celebrate the conclusion of the building coming down. If it is longer than a month, it is because that is being left as a celebration.*
- Will the vegetative cover, trees, shrubs, and grasses remain in place in the open areas of the site until a final development plan is determined?
 - *MSC: Right now, we do not have a desire to dig up, remove, and/or uproot anything on the site because it helps with dust control. There is no desire to do anything that would make dust worse.*
- The section of the Downriver Linked Greenways bike/hike trail that is also part of the Iron Belle Trail connecting Riverview with Trenton is currently being planned for the west side of Jefferson Ave across from McLouth. Is there someone we can work with at MSC to ensure that this trail connector is considered during future redevelopment of the site? Construction and signage of the trail will begin as soon as Spring 2021.
 - *MSC: Happy to talk to people working on this and see what we can support. Our support for things is contingent upon what the site will be since we do not know yet. We do have to hedge a little bit, but Dennis can be the point of contact, and would be happy to speak about this further.*
- Is hydroseeding the only short-term dust prevention that will be put in place, while others are put in mind for Phase 2?
 - *MSC: We haven't ended Phase 1 yet, so we have asked the consultants to look for Phase 2. We wanted to deal with a few spots that we had driven over while working in Phase 1, so that is a short-term solution. We don't have the full answer for Phase 2 but are engaging people on how to move forward.*
- Does a higher water level of the river have any effect on plans?
 - *MSC: No.*
- Does the logistics center down the road affect your business plans?
 - *MSC: It hasn't impacted them. We have something that is a proprietary approach to vehicle logistics and have spoken to auto companies at a high level. The potential could be there, and we think it is special because the site lends itself to this new system approach. Specific to that mixing center, it doesn't impair nor deter us.*
- Are there any aesthetic fenceline improvements planned along West Jefferson in the foreseeable future?
 - *MSC: We certainly want to keep the fenceline clean and tidy. At some point in a new development, this would be part of it. In the foreseeable future, I do not envision changing the fence. If you see something wrong with the fenceline, the city will let MSC know, you can*

also directly let Dennis know. Replacing a mile of fence is expensive, and our focus in the short term has been getting the buildings down and site abated.

- Do we anticipate that transportation by water might be part of the future use?
 - *MSC: We don't know what the use is going to be, so will water be a component? I don't know. When you look at an acquisition of a piece of property, if an industrial developer or logistics developer looks at the site, it is interesting because it has access to water. It is also interesting because it has close proximity to 3 rails and I-75. We are taking a long view of the site; we don't want to exacerbate anything. We are not looking for short-term or quick profit but taking the long view to get it right and cleaned up with no mishaps. Right now, macro-view: depending on the opportunities, it is a feature and certainly could play into a future use.*
- I've been going past that piece of property for a long time and it seems to me that certain things could be done inexpensively that would give a better image to you and the property, like painting the fence and removing trees in it. I hope we could get a dialogue going on how that might happen. On zoning, I hope there won't be a rush and there will be dialogue because it would seem there are some intermediate steps that can be taken so the community has more opportunity to respond to plans that you might have for the property. I hope that plan development would be a vehicle that enters the conversation.
 - *MSC: We understand the comments and taking notes/listening. Regarding the fenceline, we can certainly look into that, Dennis will talk to people on-site about removing trees. We remain resolute on not discussing zoning further right now.*
- Have you received copies of the resolutions from the City of Riverview and the Township of Grosse Isle in opposition to the establishment of an intermodal shipping port and the petition signed by 1200 local citizens objecting to that as a final plan? I am not attempting to be argumentative, but just genuinely wondering if you are aware how strong local objections are to that type of development. We all understand that it won't be an elephant sanctuary, but we also have very real worries about our community.
 - *MSC: We are aware of the sentiment in the community. We have seen the resolution, and we understand people's positions.*
- In what ways would you like to continue to share with the CAG or have the CAG share with you?
Thank you for the beginnings tonight.
 - *MSC: We have folks joining each CAG meeting to listen and hear people's concerns, and we have our website communications portal. You can ask questions there, and Dennis gave his phone/email. We thank all of you and we don't come with presumptions about the future. This is a massive site with a long history. We understand there are concerns and good clear dialogue is always a positive. So, we will continue to work hard and seek something that is a win for the city, county, community, all concerned stakeholders, and for our company because we made an investment.*

Stacie thanked MSC for their attendance and presentation. She expressed hope on behalf of the CAG to continue the conversation as the cleaning up and redevelopment process moves forward.

Site updates, questions and concerns

EPA provided the update that their investigation work would kick off closer to summer 2021. CAG members then requested clarification regarding the ground rules for sharing information from the meetings with the general public (e.g. recordings, meeting minutes, etc.).

The following was reiterated about the ground rules for information-sharing:

- Recordings of the meeting can be shared with the public, there is a McLouth CAG playlist on CBI's YouTube channel, which can be found on EPA's website for the McLouth site.
- Meeting minutes can be shared once they are approved by the CAG, they are also posted on the EPA McLouth website. Please share only *final versions* of all CAG meeting documentation.
- The goal of this CAG is to be a repository of information for the public as well as a vehicle to bring concerns w/in your constituencies to the CAG for discussion/consideration.

CAG members then offered the following comments and questions (*answers in italics*).

- Is Crown aware of these rules? I want to make sure that we don't upset Crown about this.
 - *Dennis/Michael can share any concerns with Stacie.*
- Did Wayne County make any promises to Dennis for re-zoning the property?
 - *There is a line in the purchase agreement that the county would assist in rezoning.*
- Given federal budgets, is there any further insight about funding for the investigative work for this site?
 - *EPA: I'm sure that you read the newspapers and hear what is being said about EPA's budget. It seems self-evident. The \$1 million dollars referred to will be work done at the beginning of the year in phases. I say we plan the money, ask for it, and hope we can get it, but this is something that could be outside our control.*
- How do we find subject matter experts and other relevant people to come speak with us and help us dive into technical content?
 - *EPA can help find experts who can answer questions or provide information about the topics that the CAG is interested in, with input and advice from members of the CAG who might have knowledge or contacts in these areas. CBI and the Leadership Board can help frame up the information the group might be looking for and guide those experts, so they are able to address CAG.*

Topics for Future Discussion

The group was then invited to share any additional suggestions about topics for future discussion.

- Can we learn about shoreline characteristics of the site? What is the composition/makeup of the shoreline, is this limiting of groundwater to the river or not (rip rap, etc.)? Depending on the fill material, would this impact how groundwater moves through the site?
 - *EPA: The only data I am aware of is what is in the expanded site investigation report. There were lots of detections in the sediments, there was not much found in the ground water perimeter. It is not enough information to make good decisions about what should be done about the groundwater. I think beyond the information we have in the expanded site investigation report, we do not have more information about groundwater or sediments. That is what Nabil's investigation will do. I don't know who we could find who would know more.*
 - *Mary Bohling: I suggest we reach out to Rose Ellison, from the Great Lakes National Program Office (GLNPO), who can talk about the characterization of river sediments.*

- Was there a research project done by BASF on groundwater?
 - *BASF did not research groundwater on the site, but we will double check to confirm.*
- Can we get some idea of how shoreline stability might impact safe use of the property? We don't want them to store things that are too heavy on the shoreline and have it erode. A shoreline study would be important information in making decisions on the property.
 - *EPA: That is outside the scope of the remedial program. We can investigate it. We may need to stabilize the shoreline after we select a remedy, but to go out and look into shoreline stability before the remedial investigation is not usually done. We are concerned with health threats to people and it is up to the property owner to ensure that if they are bringing bulk material that the shoreline is stable. The people who are working on the permitting are local government, EGLE, and USACE. EPA does not ensure the stability of the shoreline. When there is no imminent and substantial threat EPA does not have a role in the storage.*

Public Comment

No public comments/questions.

Next Steps

Stacie Smith reminded everyone that the next meeting would be September 10, 2020 as the CAG is moving to quarterly meetings. She then noted that CBI would send out a revised version of the July summary with comments, which would be used until the final summary is approved at the next CAG meeting. Meeting summaries in 'DRAFT' form will also be distributed in the interim before official CAG approval.

The meeting adjourned.

Appendix A. CAG Stakeholder Representatives in Attendance

Primary and Alternate CAG representatives present at July 9, 2020 meeting are listed below.

Representative	Affiliation
Brian Webb	Riverview Brownfields Authority
Bryan McMurran	Liaison for Rep Debbie Dingell's Office (Trenton)
Doug Thiel Paul Gloor, alt	Gross Ile Nature and Land Conservancy
Edie Traster	At-large Community Representative
Greg Karmazin Bill Heil, alt	Gross Ile Civic Association
Jim Wagner	City of Trenton
Judith Maiga	At-large Community Representative
Larry Ladomer	At-large Community Representative
Robert Burns Mary Bohling, alt	Friends of the Detroit River
Robert V Johnson	Abutters
Ryan Stewart	At-large Community Representative
Wendy Pate	Trenton Visionaries